## 320+/- ACRES CROPLAND COVE COUNTY, KANSAS

**LOCATION:** From the intersection of I-70 exit 107 and Castle Rock Road at Quinter, Kansas, go 4 miles South to County Road V, then 1 mile West to the SE corner of the property. **SIGNS WILL BE POSTED!!** 

MINERAL RIGHTS: Seller will retain ½ of the mineral rights for a term of 10 years or for as long as production, if any, exists. Said reservation will be non-participating in lease monies, delay rentals and bonuses, but fully participating in royalties.

**CROPS:** Seller will retain the landlord's share of the 2012 growing milo and corn crops.

<b>FSA INFORMATION</b> :	Cropland acres -	315.4
	Base Acres	DCP YId
Wheat	182.7	35
Grain Sorghum	32.7	48
Barley	32.3	38

Seller will retain the landlord's share of all FSA payments associated with the 2012 crop year

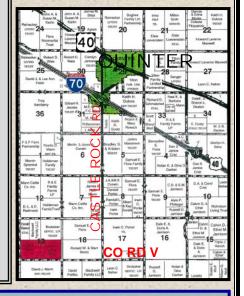
**POSSESSION:** Possession will be after the 2012 fall harvest.

**REAL ESTATE TAXES:** Seller will pay taxes for 2012 and prior years.

(2011 taxes = \$785.00)

**PRICE:** \$848,000

## LEGAL DESCRIPTION: S/2 OF 13-12-27





For a virtual tour visit www.farmandranchrealty.com



## **SOIL LEGEND TYPES:**

Ha - Harney silt loam - 0 to 1% slopes

Hb - Harney silt loam - 1 to 3% slopes

Pe - Penden clay loam - 3 to 7% slopes

Kp - Kim-Penden clay loams - 6 to 15% slopes

## FARM & RANCH REALTY, INC



1420 W. 4th • Colby, KS 67701

Toll Free 1-800-247-7863



"When you list with Farm & Ranch, it's as good as SOLD!" 🔃

